

2020079018

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Perrin Oak Ranch

Lead Agency: County of San Diego Contact Person: Jessica Madamba
Mailing Address: 5510 Overland Avenue, Suite 310 Phone: 858-495-5453
City: San Diego Zip: 92123 CA

Project Location: County: San Diego City/Nearest Community: City of Ramona
Cross Streets: Highland Valley Road and Starvation Mountain Road Zip Code: CA 92025
Lat. / Long.: 33° 03' 43.4" N/ 116° 58' 39.7" W Total Acres: 60
Assessor's Parcel No.: 127-101-14 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: n/a Waterways: n/a
Airports: n/a Railways: n/a
School: Escondido Union, San Pasqual Union

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other
[X] Mit Neg Dec Other [] FONSI

JUL 13 2020

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other

STATE CLEARINGHOUSE after 12pm

Development Type:

[X] Residential: Units 5 Acres
[] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 43,500 Acres Employees 15
[] Industrial: Sq.ft. Acres Employees
[] Educational
[] Recreational
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[X] Other: Agricultural (Winery)

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Wildlife
[] Coastal Zone [X] Noise [X] Solid Waste [X] Growth Inducing
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Land Use
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [X] Cumulative Effects
[X] Greenhouse Gas Emissions [X] Tribal Cultural Resources
[] Other

Present Land Use/Zoning/General Plan Designation:

Zoning: General Agriculture (A72) Land Use Designation: Rural Lands (RL-20)

Project Description: (please use a separate page if necessary)

The proposed Perrin Oak Ranch project (Project) is an Administrative Permit (AD) for a small winery facility. The Project site is located on 16168 Highland Valley Road in the Ramona Community Plan within the unincorporated County of San Diego. The site is subject to the General Plan Regional Category Rural, Land Use Designation Rural Lands 20 (RL-20). Zoning for the site is General Agricultural (A72).

The Project consists of a 25,000 square foot (SF) winery facility, 5,000 SF crush pad, 12,000 SF hospitality building, 1,500 SF climatized storage building, and 5 units of vineyard worker housing. The hospitality building would include a tasting room, event space, private tasting lounge, and retail sales and offices. The vineyards on site would supply 60% of grapes required for annual wine production volume, and staff up to 15 full-time and part-time employees. The winery would host up to 70 annual events for up to 250 people each, two annual wine release events, and one wine auction. The anticipated daily tours would be 75 people. Small winery facilities are authorized in the A72 Use Regulation upon approval of an Administrative Permit pursuant to Section 2723 of the Zoning Ordinance.

The site is developed with 22 acres of vineyard. Access would be provided by three gated driveways connecting to Highland Valley Road. The Project would be served by on-site septic systems and the Ramona Municipal Water District.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # <u>11</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # <u>9</u> |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 14, 2020 Ending Date August 14, 2020

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Jessica Madamba Date: July 9, 2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.